

**MINUTES OF THE CITY PLANNING COMMISSION
J. MARTIN GRIESEL ROOM**

February 20, 2004
9:00 A.M.

Present: Appointed Members: Donald Mooney, Terry Hankner, Caleb Faux, Council Member James Tarbell, Deborah Holston
Community Development and Planning Staff: Skip Forwood

MINUTES

Consider the minutes of February 6, 2004 meeting.

Motion: Ms. Hankner moved approval of the minutes.
Second: Mr. Mooney
Vote: All ayes (5-0), motion carries.

CONSENT ITEMS

Ms. Hankner questioned “no longer needed” city property and why we had acquired such properties. She wanted to know if it was appropriate for the Planning Commission to know why the City acquired these properties. Mr. Tarbell responded by saying that the subject properties were ones the City had taken back. The properties originally belonged to Owing-the-Realty. Mr. Mooney recommended that item number four be removed from the consent items.

ITEM # 1

REPORT AND RECOMMENDATION ON THE SALE OF CITY-OWNED PROPERTY LOCATED AT 835 – 540 EAST 13TH STREET.

ITEM 2

REPORT AND RECOMMENDATION GRANTING TWO PERMANENT SANITARY SEWER EASEMENTS AND FOUR TEMPORARY CONSTRUCTION EASEMENTS FOR THE GARDEN HILL LIFT STATION ELIMINATION PROJECT.

ITEM 3

REPORT AND RECOMMENDATION ON THE VACATION OF PART OF BASSETT ROAD EAST OF HAWTHORNE AVENUE IN EAST PRICE HILL.

ITEM # 5

REPORT AND RECOMMENDATION ON THE SALE OF CITY-OWNED PROPERTY AT 2405 MAY STREET IN WALNUT HILLS.

Motion: Ms. Hankner moved approval of four of the consent items.
Second: Mr. Mooney
Vote: All ayes (5-0), motion carries.

ITEM 4

REPORT AND RECOMMENDATION ON THE SALE OF CITY-OWNED PROPERTY LOCATED AT 830 LINCOL AVENUE.

Jim King, Walnut Hills Redevelopment foundation gave a brief explanation of his organizations proposal to build six or seven attached housing unit on the site, price ranging at \$155,000 –

\$160,000 per unit. He received partial financing from Provident Bank to start construction. Skip Forward gave background on the site before the property became vacant three years ago.

Motion: Ms. Hankner moved approval of the staff report.
Second: Mr. Tarbell
Vote: All ayes (5-0), motion carries.
Abstained: Mr. Mooney

DISCUSSION

Item # 6

REPORT AND RECOMMENDATION ON THE DRAFT WEST END COMPREHENSIVE PLAN.

Larry Harris, City Planner presented a report on the West End Comprehensive Plan. This plan is the second part of a planning process that began in 2000. The West End did an Urban Renewal Plan titled the West End Design Plan that was approved by City Council. The process was a consolidated effort from the community as well as Cincinnati Metropolitan Housing Authority (CMHA). CMHA fostered the Urban Renewal Plan because of the Hope VI project and to obtain City Funding. In order for the City Funding and TIF financing to be put into place, CMHA needed an Urban Renewal Plan. The Urban Renewal Plan was completed but in the negotiations with the community an additional plan was needed that included the community as a whole. Therefore, a Comprehensive Plan was prepared. Mr. Harris presented the Comprehensive Plan to the Planning Commission. Tony Moore, Dale Mallory, Lynn Garret were present to make comments and answer questions.

Motion: Ms. Holston moved approval of the staff report.
Second: Ms. Hankner
Vote: All ayes (5-0), motion carries.

ITEM # 7

REPORT AND RECOMMENDATION ON THE SALE OF CITY PROPERTY FOR REDEVELOPMENT IN THE QUEENSGATE SOUTH STRATEGIC PROGRAM FOR URBAN REDEVELOPMENT (SPUR) DISTRICT.

David Efland, City Planner made a presentation on the redevelopment in the Queensgate South Strategic Program Urban Redevelopment District. The project is to return land to productive use. The SPUR team prepared a Clean Ohio Fund Application and received a three million dollar grant to clean up 10 ½ acres of land. Belvedere is the preferred developer. Ms. Holston questioned the preferred developer status. Bill Fischer answered by explaining that normally an RFP for a developer would be issued but in this case they needed a partnership to comply with the Clean Ohio guidelines.

Motion: Mr. Tarbell moved approval of the staff report.
Second: Ms. Hankner
Vote: All ayes (5-0), motion carries.

OTHER BUSINESS***HOLDING CITY PLANNING COMMISSION MEETINGS AT THE CINERGY BUILDING
VS J. MARTING GRIESEL ROOM***

Mr. Mooney suggested that the Planning Commission reserve judgment on the location change. Ms. Holston suggested that if the Planning Commission expects a large number of people to attend a meeting, then that meeting be held at the Cinergy Building location.

ADJOURNMENT

With no further business to consider, the meeting was adjourned.

Margaret A. Wuerstle, AICP
Chief Planner
Community Development & Planning

Donald Mooney, Chairman
City Planning Commission

Date: _____

Date: _____